



3 WHITEHALL GARDENS, RETFORD  
£199,950

**BROWN & CO**

### 3 WHITEHALL GARDNS, RETFORD, DN22 6JH

#### DESCRIPTION

An extended and spacious four bedroom semi-detached family home with a nicely appointed kitchen dining room and conservatory leading into and overlooking the rear garden. In addition, there is a nice sized lounge plus an additional study/bedroom five or playroom leading to a downstairs shower room. Externally there is a fenced and walled garden, a single garage and additional parking. The property is ideally located for the town centre, schools for all age groups and the mainline railway station which are all within comfortable walking distance.

#### LOCATION

Whitehall Gardens is just on the edge of Retford town centre which provides comprehensive shopping, leisure and recreational facilities. There are good countryside walks close by and easy access to open space for dog walking and cycling. The property is in the catchment area of Thrumpton School and there is a local Lidl and Asda accessible on London Road.

#### DIRECTIONS

what3words:///chains.feared.whips

#### ACCOMMODATION

Part glazed UPVC door with obscure window to the side into

**ENTRANCE PORCH** with obscure double glazed window. Single glazed door to

**ENTRANCE HALL** with wood effect flooring, stairs to first floor.

**STUDY/PLAYROOM 7'2" x 6'8" (2.19m x 2.08m)** side aspect double glazed window. TV point, wall light points. Door to

**SHOWER ROOM** with high level double glazed obscure window. Tile enclosed shower cubicle with bifold glazed screen, mains fed shower with extractor, low level wc, wall mounted hand basin, tiled walls.

**LOUNGE 14'6" x 13'6" (4.45m x 4.15m)** front aspect double glazed window. TV point.



**KITCHEN DINING ROOM 17'6" x 9'4" (5.37m x 2.87m)** double glazed windows looking into the conservatory and double glazed French doors leading into the conservatory. A good range of base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing for dishwasher. Built in electric oven with four ring electric hob above and extractor over. Wall mounted gas fired central heating boiler, ample working surfaces, part tiled walls. Additional range of matching cupboards with working surfaces with space for under counter fridge. TV aerial lead. Under stairs storage cupboard.



**CONSERVATORY 14'3" x 9'9" (4.36m x 3.02m)** brick base and double glazed windows. Polycarbonate ceiling, double glazed French doors into the garden. Power, light and radiator.



**UTILITY ROOM 8'10" x 6'8" (2.74m x 2.06m)** side aspect double glazed window and half glazed composite door leading into the garden. Range of wood effect fronted base and wall mounted cupboard and drawer units. 1 1/4 stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, space for upright fridge freezer. Working surfaces, part tiled walls.



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## FIRST FLOOR

**GALLERY STYLE LANDING** with access to roof void. Built in shelved linen cupboard with radiator.

**BEDROOM ONE 12'7" x 9'8" (3.86m x 2.99m)** front aspect double glazed window. Central ceiling fan/light. TV point.



**BEDROOM TWO 17'7" x 6'9" (5.40m x 2.11m)** double glazed windows to front and side aspects.



**BEDROOM THREE 10'6" x 9'8" (3.23m x 3.00m)** rear aspect double glazed window with views to the garden.



**BEDROOM FOUR 8'7" x 7'62 (2.66m x 2.31m)** maximum dimensions. Front aspect double glazed window. A range of shelving.

**FAMILY BATHROOM** rear aspect obscure double glazed window. Three piece white suite comprising P-shaped panel enclosed bath with handheld mixer tap/shower attachment, additional mains fed shower with bifold glazed screen. Pedestal hand basin with mixer tap, low level wc. Towel rail radiator, tiled walls and extractor.



## OUTSIDE

The front garden is walled to all sides. Pathway leading to the front door by way of a wooden gate. The garden is mainly lawned with some pebbled surround and established shrubs.

The side and rear garden is walled and fenced to all sides. Two good areas of lawns, additional paved patio, external water supply and lighting. Accessed from Whitehall Gardens is a brick built **SINGLE GARAGE** with up and over door, power, light and personal door into the garden.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

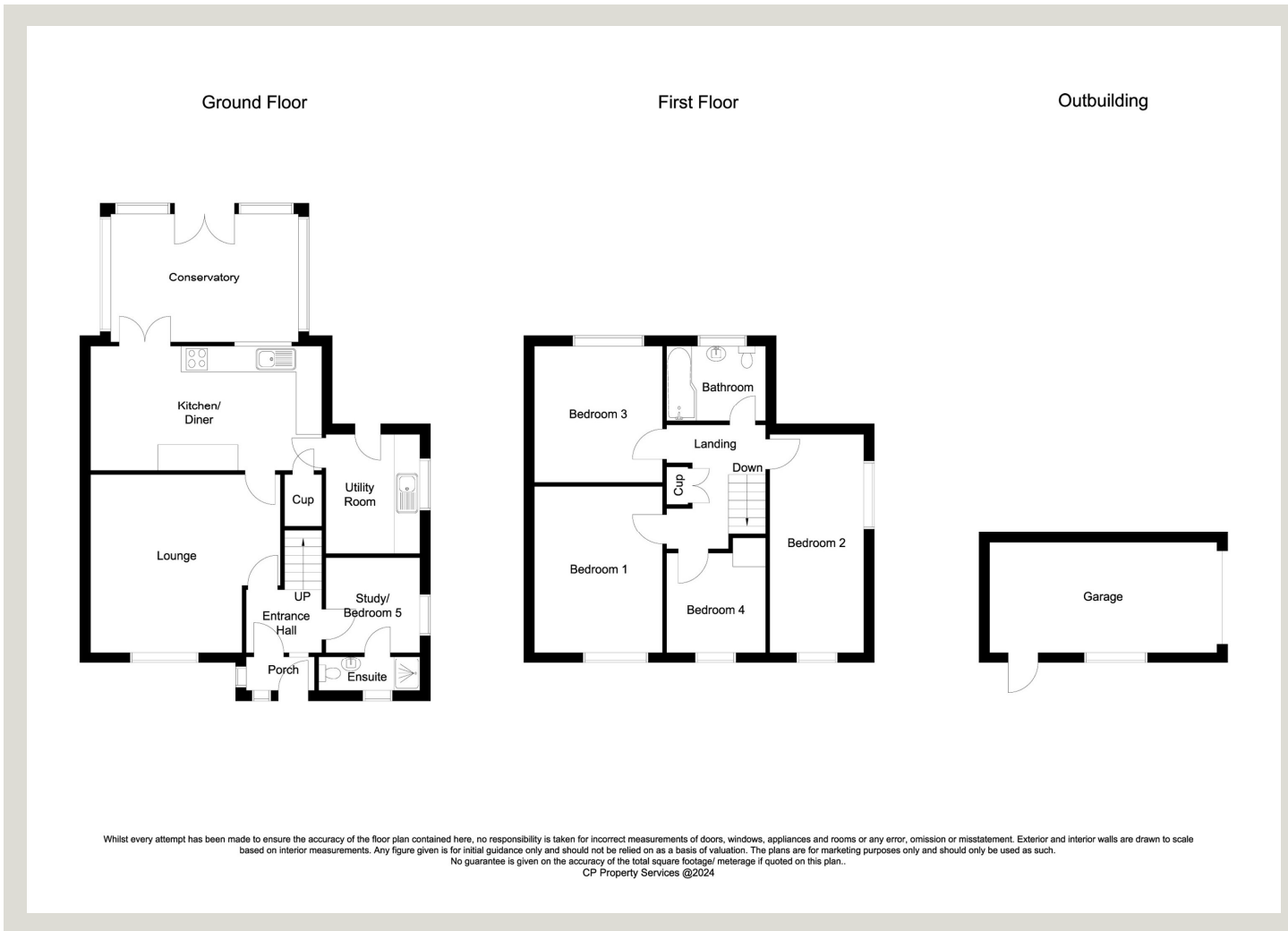
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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